



12 Thorpland Road, Fakenham

Fakenham



Minors & Brady

12 Thorpland Road

Set back from the road behind a fully gated entrance, this four-bedroom detached family home offers exceptional privacy and a sense of seclusion rarely found in Fakenham. Light floods through the spacious, versatile living areas, creating a warm and welcoming atmosphere for family life. The contemporary kitchen, complete with integrated appliances and a water softener, flows effortlessly into the dining and lounge areas, perfect for everyday living or entertaining. A cosy lounge with a feature log burner provides a peaceful retreat for quiet evenings. A study offers a flexible space for working from home or hobbies, while a convenient ground floor shower room adds practicality. Upstairs, two bedrooms benefit from en suite facilities, offering comfort and privacy, and all rooms provide ample storage and natural light. The rear garden is fully enclosed and beautifully maintained, combining lawn, mature shrubs, and a patio for outdoor enjoyment. A large driveway with an electric charging point ensures convenient parking for multiple vehicles.

- Detached four-bedroom family home in a highly sought-after Fakenham location
- Set back from the road with a fully gated entrance offering exceptional privacy
- Contemporary kitchen with integrated appliances and water softener
- Spacious lounge featuring a cosy log burner and abundance of light
- Dining area ideal for family meals and entertaining
- Versatile study, perfect for working from home or hobbies
- Two bedrooms with en suite facilities, plus ample storage throughout
- Ground floor shower room for convenience and multi-gen living
- Private, fully enclosed rear garden with lawn, shrubs, and patio
- Large driveway with electric vehicle charging point





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12 Thorpland Road

The Location

Thorpland Road is a peaceful and highly sought-after residential street, located in the heart of the traditional Norfolk market town of Fakenham. The town centre is just a short stroll or drive away, offering a charming mix of independent shops, supermarkets, cafés, and boutiques, alongside the long-established Thursday market, where you can pick up fresh local produce and unique artisanal goods. It is a place where families can enjoy the best of both convenience and community spirit.

For families, the area is particularly appealing, with several well-regarded primary schools and the Fakenham Academy for secondary education all within easy reach. This makes Thorpland Road an ideal choice for those seeking a family-friendly environment where children can thrive.

Healthcare services are close at hand, with GP surgeries, dental practices, and a community hospital nearby, ensuring that essential care is readily accessible for residents of all ages.

When it comes to leisure and recreation, Thorpland Road offers plenty of options. Local parks provide space for children to play, while scenic walks along the River Wensum are perfect for a relaxing stroll or weekend family outing. The town also boasts a local leisure centre for sports and fitness enthusiasts, and the renowned Fakenham Racecourse is just a short drive away, offering a unique and enjoyable experience for all the family.

Transport links from Thorpland Road are excellent, with regular bus services to Norwich, King's Lynn, and the picturesque North Norfolk coast. For drivers, the nearby A148 and A1067 provide straightforward access to the surrounding region, making commuting or weekend trips easy and stress-free.



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Welcome to this beautifully presented four-bedroom detached family home, offering modern living in a peaceful and highly sought-after part of Fakenham. Perfectly suited for families of all sizes, this home combines spacious, light-filled interiors with practical and adaptable living spaces, creating an atmosphere from the moment you step inside.

The thoughtful layout also lends itself to multi-generational living, giving flexibility to accommodate changing family needs and lifestyle requirements.

At the heart of the home is a contemporary kitchen, designed with both style and functionality in mind. With plenty of work surfaces, integrated appliances, and thoughtful storage, this kitchen flows seamlessly into the dining and living areas, making it ideal for everyday family life and social occasions alike.

The lounge offers a warm and inviting setting with a feature log burner, creating a cosy focal point for evenings spent together or quiet moments to relax with a book.

The dining area is bright and airy, offering the perfect space for shared meals and family gatherings. A handy utility room provides practical solutions for laundry and storage, helping to keep the main living spaces tidy and uncluttered. For those who work from home or need a private space, there is a versatile study, ideal as a home office or an additional living area, allowing peace and focus away from the hustle and bustle of family life.

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A ground floor shower room adds convenience for both residents and guests, enhancing the flexibility of the home.

Upstairs, there are four generously sized bedrooms, two of which benefit from en suite facilities, providing comfort and privacy for parents and older children. Each bedroom is filled with natural light and offers ample space for storage, ensuring practical family living without compromise.

The design of the first floor ensures a calm and restful atmosphere, with plenty of room for personal space and privacy.

Outside, the property boasts a private and enclosed garden, offering a safe environment for children to play and a peaceful retreat for outdoor entertaining. The garden features a combination of lawn, mature shrub borders, and a patio area, creating a versatile space for summer barbecues, outdoor dining, or simply enjoying the fresh air.

A large driveway with an electric charging point provides convenient off-street parking while maintaining a sense of seclusion and privacy from the road.

Agents Note

Sold Freehold

Connected to all mains services - water softner too!

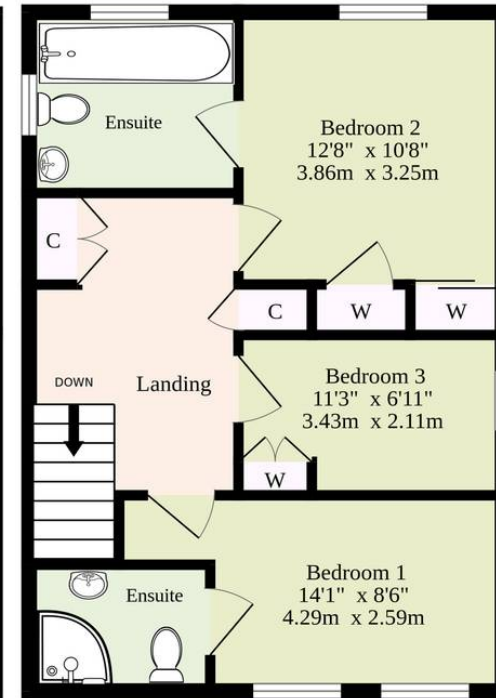


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Ground Floor
970 sq.ft. (90.1 sq.m.) approx.



1st Floor
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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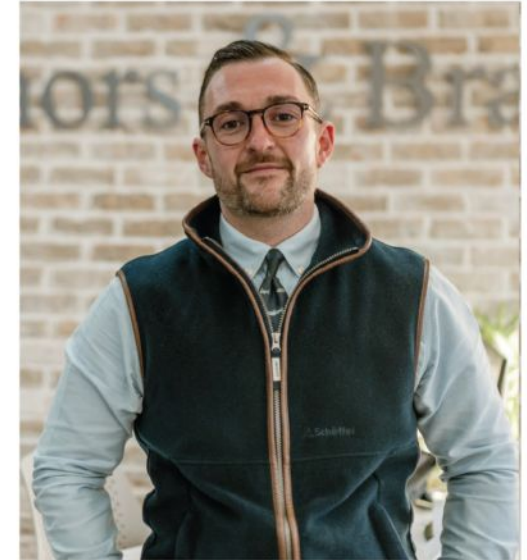
Dreaming of this home?
Let's make it a *reality*



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Meet *Curtis*
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Minors & Brady
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